

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2026/0434

DECISION DATE: 24 September 2026

DATE RECEIVED: 12/06/2026

APPLICANT:

Positive Pathway Solutions
C/o Agent

AGENT:

Mr Graeme Thorpe
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

**DEVELOPMENT
PROPOSED:**

Variation of conditions 2 (approved plans) and 6 (parking provision) to increase the roof height of the approved garage, provide an external staircase and include 7 no. rooflights to facilitate first floor office space on planning permission 3/2025/0614 for change of use of the existing dwellinghouse (C3) to a small children's residential home (C2).

AT: Higher College Farm Lower Road Longridge PR3 2YY

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than 19 September 2028.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan: drawing ref: EAD-203-P-01

Existing Floor Plans: drawing ref: 6478-02

Amended Proposed Site Plan, Floor Plan and Elevations: drawing ref: EAD_203_P_03 Rev S2 received 17 September 2026

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

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3. The development hereby approved shall solely be used for a children's residential home (C2 use) only and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To clarify the nature of the consent hereby approved given the use of the property for any other purpose would require further consideration by the Local Planning Authority.

4. The number of children to be cared for at the premises shall be limited to 4 at any one time.

Reason: To clarify the nature of the consent hereby approved and to enable the Local Planning Authority to retain a measure of control over the development thereby safeguarding the amenities of the area.

5. The garage hereby approved shall be kept available for the parking of vehicles associated with the C2 use hereby approved and shall not be used for any use that would preclude the ability for their use for the parking of private motor vehicles.

Reason: To ensure that adequate parking provision is retained on site to serve the development hereby approved.

6. The parking provision hereby approved (drawing ref: EAD_203_P_03 Rev S2) shall be made available for use prior to the C2 use becoming first operational and shall thereafter be retained for use in association with the C2 use hereby approved.

Reason: To ensure that adequate parking provision is retained on site to serve the development hereby approved.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. This Decision Notice should be read in conjunction with the officer's report which is available to view on the website.

Nicola Hopkins

NICOLA HOPKINS
DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice unless the following apply:

- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Appeals should be made online via <https://appeal-planning-decision.service.gov.uk/before-you-start>. If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of support options available.

Before making an appeal, you may find it helpful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.